| 113.0 | 0004 | 0021.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 676,800 / 676,800 |
| | | | | | USE VALUE: | 676,800 / 676,800 |
| | | | | | ASSESSED: | 676,800 / 676,800 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 22 | | HUNTINGTON RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | CORMIER CHARLENE |
| Owner 2: | SUMMERS RICHARD S |
| Owner 3: | |
| Street 1: | 22 HUNTINGTON RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | BUTTS CHRIS - |
| Owner 2: | - |
| Street 1: | 22 HUNTINGTON RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 4,114 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 1280 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4114.000 | 294,300 | 2,100 | 380,400 | 676,800 |
| Total Card | 0.094 | 294,300 | 2,100 | 380,400 | 676,800 |
| Total Parcel | 0.094 | 294,300 | 2,100 | 380,400 | 676,800 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 528.75 | /Parcel: 528.7

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

## User Acct

72370

## GIS Ref

## GIS Ref

## Insp Date

09/07/18

!8792!

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 113.0-0004-0021.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 294,300 | 2100 | 4,114. | 380,400 | 676,800 | 676,800 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 237,800 | 2100 | 4,114. | 375,000 | 614,900 | 614,900 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 237,000 | 2100 | 4,114. | 288,000 | 527,100 | 527,100 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 237,000 | 2100 | 4,114. | 271,700 | 510,800 | 510,800 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 237,000 | 2100 | 4,114. | 250,000 | 489,100 | 489,100 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 231,300 | 2100 | 4,114. | 233,700 | 467,100 | 467,100 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 231,300 | 2100 | 4,114. | 215,200 | 448,600 | 448,600 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 198,700 | 0 | 4,114. | 215,200 | 413,900 | 413,900 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 23:20:12 |

## LAST REV

| Date | Time |
|---|---|
| 09/09/20 | 15:29:13 |

mmcmakin

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 72370 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8792

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| BUTTS CHRIS, | 1561-87 | 1 | 8/14/2020 | | 820,000 | No | No | | |
| JPMORGAN CHASE | 1414-71 | | 4/12/2012 | Bank Sale | 320,000 | No | No | | |
| GUILLAUME YVAN | 1412-83 | | 3/1/2012 | Forclosure | 345,800 | No | No | | |
| BATTITE ROSE | 1206-15 | | 6/7/1999 | | 260,000 | No | No | | |
| | 661-176 | | 3/20/1997 | | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 9/7/2012 | 1127 | Heat App | 10,000 | C | | | | |
| 8/28/2012 | 1070 | Wood Dec | 2,000 | | | | | |
| 7/18/2012 | 906 | Manual | 15,000 | | | | | STRUCTUAL WORK & N |
| 5/17/2012 | 626 | Redo Kit | 45,000 | | | | | & BATH / INSTALL R |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/9/2020 | SQ Mailed | MM | Mary M |
| 9/7/2018 | MEAS&NOTICE | CC | Chris C |
| 4/11/2013 | Info Fm Prmt | EMK | Ellen K |
| 1/28/2013 | Info Fm Prmt | BR | B Rossignol |
| 7/11/2012 | MLS | EMK | Ellen K |
| 2/28/2009 | Measured | 372 | PATRIOT |
| 6/19/2000 | MLS | | |
| 2/7/2000 | Mailer Sent | | |
| 2/7/2000 | Measured | 263 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4114 | | Sq. Ft. | Site | | 0 | 70. | 1.32 | 6 | | | | | | | | | 380,393 | | | | | | 380,400 | |

Total AC/HA: 0.09444 | Total SF/SM: 4114 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 380,393 | Spl Credit | Total: 380,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1930 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G14 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 168.733 |
| Other Features: | 77000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 329947 |
| Depreciation: | 35634 |
| Depreciated Total: | 294312 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 6 | BRs: | 3 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

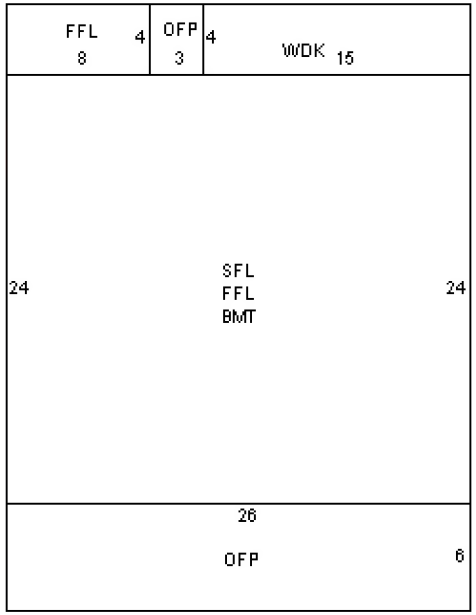
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | M |
| Totals | | | |
| 1 | 6 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 168.73 |
| Special Features: | 0 | Val/Su Net: | 138.04 |
| Final Total: | 294300 | Val/Su SzAd | 229.92 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 656 | 168.730 | 110,689 |
| BMT | Basement | 624 | 50.620 | 31,587 |
| SFL | Second Floor | 624 | 168.730 | 105,289 |
| OFP | Open Porch | 168 | 26.320 | 4,422 |
| WDK | Deck | 60 | 16.000 | 960 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,132 | | | Total: | 252,947 |
| Size Ad | 1280 | Gross Are | 2132 | FinArea | 1280 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 113.0-0004-0021.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 22 | Wood Deck | D | Y | 1 | 10X12 | G | GD | 2012 | 17.92 | T | 4.2 | 101 | | | 2,100 | | | 2,100 |

| More: | N | Total Yard Items: | 2,100 | Total Special Featues: | | Total: | 2,100 |
|---|---|---|---|---|---|---|---|